

### STAFF HEARING OFFICER STAFF REPORT

REPORT DATE:

May 30, 2007

AGENDA DATE:

June 6, 2007

PROJECT ADDRESS: 1832 Loma Street (MST2006-00693)

TO:

Staff Hearing Officer

FROM:

Planning Division, (805) 564-5470

Bettie Weiss, City Planner BUW

Roxanne Milazzo, Associate Planner

#### I. PROJECT DESCRIPTION

The 6,500 square foot project site is currently developed with two (2) residential units and a one-car garage. The proposed project involves the "as-built" replacement and enlargement of the deck with trellis and stairs off the front unit. The discretionary application required for this project is a Modification to the permit the existing improvement to be located within the required fifteen-foot (15') front yard setback (SBMC §28.18.06).

Date Application Accepted: April 9, 2007

Date Action Required: October 9, 12007

#### II. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:

Syndi Souter

Property Owner: Merrill Reynolds

Parcel Number: 027-071-013

Lot Area: 6,525 sf

General Plan:

12 Units Per Acre

Zoning:

R-2

Existing Use:

One-Family Residence

Topography:

22% Slope

Adjacent Land Uses:

North - One-Family Residence

East - One-Family Residence

South - One-Family Residence

West - One-Family Residence

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#### B. PROJECT STATISTICS

	Existing	Proposed
Living Area	Unit #1 – 886 sf	No Change
	Unit #2 – 822 sf	
Garage	200 sf	No Change
Accessory Space	None	No Change

## III. LOT AREA COVERAGE

Lot Area: 6,525 sf

Building: 1,908 sf; 29% Hardscape: 2,300 sf; 35% Landscape: 2,317 sf; 36%

### IV. DISCUSSION

- This project was reviewed by the Architectural Board of Review (ABR) on April 2, 2007 and forwarded to the Staff Hearing Officer with the comment that the porch is an aesthetic improvement to the existing residence.
- The project site is developed with two residential units. The front unit, identified as 1832, is shown in the City records (dated 1988) with a front deck measuring 10' X 21' which is located within the required front yard setback. Recently, a minor repair project resulted in a total rebuild of the existing deck and included some changes over what previously existed. A City Building Inspector noticed the construction while working in the neighborhood and asked that building permits be obtained. During plan check it was noticed that the new deck measured 12' X 24' and included new stairs and guard rail. Because of minor changes in the rebuild, the applicant was notified that a Modification would be required for "new" construction within the front yard setback. The applicant added a patio trellis to the application being processed. Although the deck will be expanded in size, it is Staff's position that it is basically the same deck, in the same location, being used for the same purposes. The deck, which is separated from adjacent neighbors, does not impact privacy or neighboring outdoor living spaces, and continues to provides the occupants an outdoor amenity for enjoyment of their city and ocean views.

## V. <u>RECOMMENDATION/FINDING</u>

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification is necessary to secure an appropriate improvement on the site by providing outdoor usable area on a steeply sloped lot in a location that meets the purpose and intent of the ordinance by being located in an area without impacts to adjacent neighbors.

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#### Exhibits:

- A. Site Plan
- B. Applicant's letter dated March 2, 2007
- C. ABR Minutes
- D. Neighborhood Letters

Contact/Case Planner: Roxanne Milazzo, Associate Planner (rmilazzo@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805)564-5470

**Souter Land Use Consulting** 

Q P.O. Box 50423

Santa Barbara, CA 93150

CR (805) 695-0046

Syndisouter@aol.com

March 2, 2007

Bettie Weiss Staff Hearing Officer City of Santa Barbara 630 Garden Street Santa Barbara, CA 93101

Re:

Modification Request for 1832 Loma Street; APN 027-071-013

R-2; MST#2006-00693

Dear Ms. Weiss,

On behalf of the property owner, Merrill Reynolds, I am requesting a Modification to the required front yard setback on the above property.

The property is 6,525 sq. ft. in size and is currently developed with two (2) single family residences and a detached one-car garage. The front residence, known as 1832 Loma Street, has historically had a permitted deck that encroaches into the required front yard setback. The plans in the City's archives show the deck to be 10' x 21' in size. However, the actual constructed size of the deck was approximately 11' x 24' (based on field measurements and historic photos).

Last fall, the property owner needed to have some repairs done to the deck. Due to the age of the deck, the repairs evolved into the replacement of the entire deck and stairs. The as-built replacement deck is 11'-10" x 23'-10" in size, and the stairs have been reconfigured to the patio below. A new component of the project is a new 11'-10" x 23'-10" trellis over the deck to provide partial shade since the deck faces south.

The Modification is being requested to allow the replacement deck, stairs, and new trellis to encroach up to 10'-10" into the required 20-foot front yard setback. The replacement deck is of similar size and location as the previously permitted deck. Additionally, the deck size and location is consistent with the front decks/patios on other residences in the near vicinity.

The benefit of the project is that it would allow the property owner to continue to enjoy the deck that has historically been a part of her residence. The new trellis would add much needed shade over the south-facing deck, which would also correlate into lower utility costs. The replacement deck has also been constructed to include railings that meet the current building code requirements; the previous deck's railings did not meet current code standards.

If you have any questions or need any additional information regarding this project, please feel free to call me at 695-0046.

Sincerely.

Syndi Souter

# 1832 LOMA STREET – ARCHITECTURAL BOARD OF REVIEW MINUTES

#### April 2, 2007

Continued indefinitely to the Staff Hearing Officer, with the following comments:

1) The applicant is to study additional screening at the column supports; 2) Study incorporation of knee bracing at the new deck-posts to match proposed knee bracing at the upper level trellis; 3) Modification is acceptable because the porch replacement is an aesthetic improvement to the existing residence.

January 16, 2007

Dear City of Santa Barbara,

This letter is written in regards to the new front porch located at 1832 Loma Street in Santa Barbara.

I live next door to the residence at 1830 Loma Street. I just want you to know I have no problem with the new porch. I think it was well built and is in many regards a carpenter's "work of art". More than anything else I believe the structure adds value to the neighborhood. This is a smart and well made renovation to the previous porch that once occupied that area.

By all means this quality craftsmanship raises the value of our neighbor hood.

If you have any questions, please feel free to call at 569-1820.

Respectfully,

Christopher J. Farley

<del>18</del>30 Loma Street

Santa Barbara, CA 93103

For: Merrill Reynolds 682-0630.

### City of Santa Barbara Permit Department

To whom it may concern:

This is in response to the complaint of deck construction at 1832 Loma Street. We live across the street and look directly at Merrill Reynolds property. We feel that the deck is beautiful and a definite betterment to the neighborhood. The previous deck was in need of much repair. We also feel this property is beautiful to look at. We appreciate the fact that Merrill has taken the time, effort and money to make her property a pleasure to look at. We wish that all of the neighbors cared as much about their properties as Merrill does. So in conclusion we are so happy with our neighbor for caring enough about her property to keep it looking nice and in decent repair. We love the deck as it looks now.

yourny 16, 2007

Sincerely,

Dave and Leanne Mokros

1829 Lama

March 30/07 Cetty Starta Barbara Cetty Planning Dept: Dear Leirs: Re: 1832 Lorsa Sech Replacement We would leke to be on record that we agree entirely with the deck replacement () at the above addless. We consider it an improvement to the neighborhood. Lacon Eston Gloward Eaton Todd Snith 1815 Lora St. SB 93103

To: Member of the architectual Perrew Board City of Santa Barbara Re: 1832 homa Street pearing april 2, 2007 Date: March 31, 2007 I am writing to comment on the second Story deck improvement at 1832 Long Storet The deck addition is a very compatible omenity to the structure and is very much in Reeping with outdoor patio and viewing areas with homes on the Riviera. Frien the proposed trellis as an equally positive feature to the basic house and which lend itself to enhancing the landscape of the Our family has owned our hone on bona Street for over 65 years. Overtime Our neighborhood has suffered periods of neglect with homeowners allowing their properties to fall into disrepair. Thankfully, property ocures have "Stepped-up" and have been rehobitating their aging properties. Most have been in keeping with the asthetics of the neighborhood.

fage 2 1832 Lona Street tem most pleased with the Reynolds family's deck addition and proposed trellis at 1832 home Street. Its minimal everoachment into the front yard is not objectionable nor appleading. Thank you for the opportunity to comment on this issue. Lincerely, arthur B. Cheriez 1809 home Street Santa Barbara, CA 93/03 (805) 682-9601 (213) 740-8224